101.0	0002	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	821,300	/	821,300
USE VALUE:	821,300	/	821,300
ASSESSED:	821,300	/	821,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEALION JOHN J & EILEEN
Owner 2:	TRUSTEES/JEH REALTY TRUST
Owner 3:	
Street 1:	46 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .256 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 2284 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11142.000	292,700	600	528,000	821,300
Total Card	0.256	292,700	600	528,000	821,300
Total Parcel	0.256	292,700	600	528,000	821,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.62 | /Parcel: 359.62

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 65002

GIS Ref

GIS Ref

Insp Date 10/16/18

!8077!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0002-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	292,700	600	11,142.	528,000	821,300		Year end	12/23/2021
2021	101	FV	282,300	600	11,142.	528,000	810,900		Year End Roll	12/10/2020
2020	101	FV	282,200	600	11,142.	528,000	810,800	810,800	Year End Roll	12/18/2019
2019	101	FV	229,200	600	11,142.	528,000	757,800	757,800	Year End Roll	1/3/2019
2018	101	FV	227,300	0	11,142.	452,600	679,900	679,900	Year End Roll	12/20/2017
2017	101	FV	227,300	0	11,142.	422,400	649,700	649,700	Year End Roll	1/3/2017
2016	101	FV	241,800	2900	11,142.	362,000	606,700	606,700	Year End	1/4/2016
2015	101	FV	240,700	2900	11,142.	324,300	567,900	567,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:41:38

LAST REV

Date	Time
09/09/19	09:19:44
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8077

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEALION JOHN/ET	1194-148		10/1/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	65002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2010	845	Manual	8,000					REPL 6 DOORS
7/10/1998	461	Redo Bat	10,000					REMODEL 2 BATHS
9/19/1997	562	Manual	6,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/19/2018	MEAS&NOTICE	BS	Barbara S
1/21/2016	Fieldrev-Chg	PC	PHIL C
1/22/2009	Measured	372	PATRIOT
1/14/2009	Info At Door	197	PATRIOT
11/18/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11142		Sq. Ft.	Site		0	70.	0.68	4									527,980						528,000	

Total AC/HA:	0.25579	Total SF/SM:	11142	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	527,980	Spl Credit		Total:	528,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.23561072
Const Adj.:	1.00289965
Adj $ / SQ:	123.919
Other Features:	103801
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397754
Depreciation:	105007
Depreciated Total:	292747

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

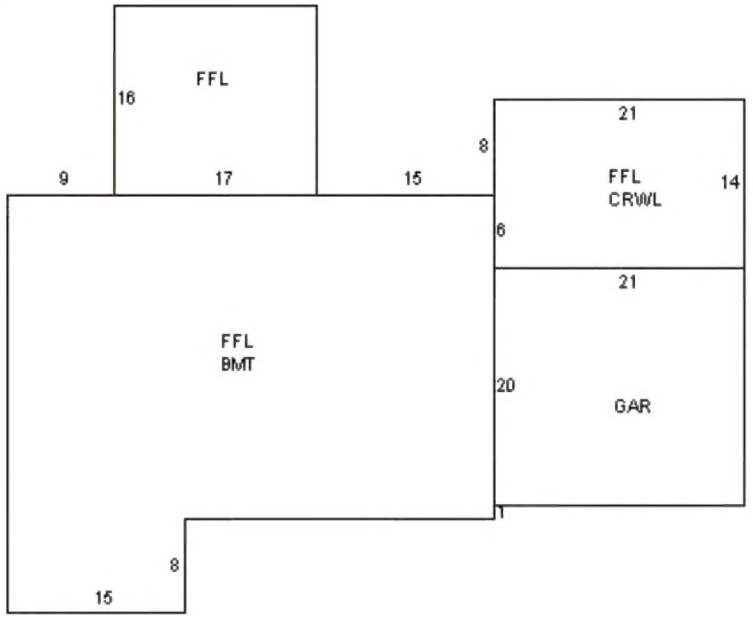
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	123.92
Special Features:	0	Val/Su Net:	78.39
Final Total:	292700	Val/Su SzAd	163.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,793	123.920	222,187
BMT	Basement	1,227	46.840	57,475
GAR	Garage	420	21.010	8,826
CRWL	Crawl Space	294	18.590	5,465

Net Sketched Area:	3,734		Total:	293,953	
Size Ad	1793	Gross Area	3734	FinArea	2284

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0002-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10x10	A	GD	2014	0.00	T	3	101						
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600